



**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Grand Avenue, West Worthing, West Sussex, BN11 5NL

**A ONE BEDROOM FIRST FLOOR FLAT IN SOUGHT AFTER GRAND AVENUE LOCATION**

- 16'7 Bedroom
- 17'8 Lounge/Dining Room
- Modern Fitted Kitchen
- Bathroom & Shower Room
- Balcony
- Double glazed & Gas Heating
- Underground Secure Parking
- NO ONGOING CHAIN

**£239,950 LEASEHOLD**

Helping you find your home

NO ONGOING CHAIN - Ian Watkins Estate Agents are delighted to offer for sale this prestigious one-bedroom first-floor apartment, ideally situated in the highly sought-after Grand Avenue area of West Worthing—just moments from the seafront, beach, and convenient bus routes.

The well-appointed accommodation includes a generous 17'8 lounge/dining room with access to a private balcony, a modern fitted kitchen, and a spacious 16'7 bedroom. There is also a bathroom and a separate shower room, providing added flexibility and comfort.

Outside, residents enjoy attractive communal gardens and the benefit of secure underground allocated parking, accessible internally from the building. Further features include double glazing, gas central heating, and the advantage of no ongoing chain.

This superb property offers an excellent opportunity in a prime coastal location. Early viewing is highly recommended.

two bedside cabinets, dressing table, further cupboards and bookshelf, radiator, double glazed window, coved and textured ceiling.

Accommodation in brief comprises:

#### **ENTRANCE**

Communal entrance with security entry phone system opening to

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#### **COMMUNAL ENTRANCE**

Spacious communal hall, stairs and lift to first floor, personal door with spyhole to -

#### **ENTRANCE HALL**

Built in airing cupboard with tank and shelving, coved and textured ceiling, cloaks cupboard with hanging rail and shelf.

#### **LOUNGE/DINING ROOM - 5.38m x 3.86m (17' 8" x 12' 8")**

Double glazed window and sliding patio doors onto the tiled balcony, radiator, coved and textured ceiling, T.V point.

#### **KITCHEN - 3.05m x 2.39m (10' x 7' 10")**

Excellent range of units comprising single drainer one and a half bowl stainless steel sink unit with mixer tap with cupboards under, roll top work surface with cupboards and drawers under, space and plumbing for washing machine, excellent range of eye level cupboards, fitted oven with four ring NEFF hob with concealed extractor over, space for tall fridge/freezer, radiator, part tiled walls, double glazed window, coved and textured ceiling.

#### **BEDROOM - 5.05m x 3.23m (16' 7" x 10' 7")**

Excellent range of fitted bedroom furniture with two double fronted mirrored wardrobes, further single wardrobe, over bed cupboards,

**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

**Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD**

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.



## BATHROOM

Modern white suite comprising of bath with twin hand grips and telephone style shower attachment, low level W.C, wash hand basin inset into vanity unit with cupboards under, radiator, part tiled walls, coved and textured ceiling, extractor.

## SEPARATE SHOWER ROOM

Walk in shower cubicle with Mira shower unit, tiled walls, inset wash hand basin with cupboards under, radiator.

## OUTSIDE

## COMMUNAL GARDENS

Attractive communal gardens surrounding the building.

## PARKING

Allocated parking space in the secure underground car park which is accessible from inside the building.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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